

112.0

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Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

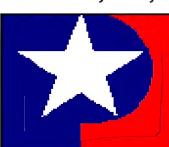
Total Card / Total Parcel

USE VALUE:

1,174,800 / 1,174,800

ASSESSED:

1,174,800 / 1,174,800


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		PHILEMON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: NEAMAN-GOUDEY JACOB N ETAL/TR	
Owner 2: JACOB N NEAMAN-GOUDEY 2014 TRU	
Owner 3:	

Street 1: 31 KENSINGTON RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: NEAMAN-GOUDEY JACOB -

Owner 2: -

Street 1: 31 KENSINGTON

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .149 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2009, having primarily Clapboard Exterior and 3452 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6500	Sq. Ft.	Site			0	70.	0.68	6			Topo	-10	Shape	-20			309,959						310,000	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							6500.000		864,200		600		310,000		1,174,800							

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 6	Colonial			Full Bath: 2	Rating: Average			6500 SFT FROM 30 JAMES ST / PLAN 588 OF 2009.. FUNCTIONAL DEPRECIATION DUE TO NO BASEMENT ENTRANCE..											
Sty Ht: 2	2 - 2 Story			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 1	- Concrete			A 3QBth:	Rating:														
Frame: 1	- Wood			1/2 Bath: 1	Rating: Average														
Prime Wall: 2	- Clapboard			A HBth:	Rating:														
Sec Wall:		%		OthrFix:	Rating:														
Roof Struct: 1	- Gable			OTHER FEATURES															
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units 1											
Color: SAGE GREEN				A Kits:	Rating:														
View / Desir:				Fpl: 1	Rating: Average														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: B- - Good (-)				CONDOS INFORMATION															
Year Blt: 2009	Eff Yr Blt:			Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdct: G11		Fact: .		Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: AV - Average	6.1 %	Exterior:		No Unit	RMS	BRS	FL								
Prim Int Wal 1	- Drywall			Functional: D - Design	3.0 %	Interior:		1	8	4									
Sec Int Wall:		%		Economic:	%	Additions:													
Partition: T - Typical				Special:	%	Kitchen:													
Prim Floors: 3	- Hardwood			Override:	%	Baths:													
Sec Floors:		%		Total: 8.92 %		Plumbing:													
Bsmnt Flr: 12	- Concrete					Electric:													
Subfloor:						Heating:													
Bsmnt Gar:						General:													
Electric: 3	- Typical																		
Insulation: 2	- Typical																		
Int vs Ext: S																			
Heat Fuel: 1	- Oil																		
Heat Type: 1	- Forced H/Air																		
# Heat Sys: 1																			
% Heated: 100	% AC: 100																		
Solar HW: NO	Central Vac: NO																		
% Com Wal	% Sprinkled																		
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 112.0-0002-0001.A												IMAGE			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
19	Patio	D	Y	1	12X12	A	AV	2010	4.85	T	7.2	101			600		600		
More: N				Total Yard Items:				600				Total Special Features:				600			